Wellesley Road, Ashford, TN24 8EL
Guide Price £350,000

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GUIDE PRICE: £350,000 - £375,000. Occupying a highly convenient town centre position, this substantial four-bedroom Victorian mid-terraced home offers a versatile accommodation arranged across three floors. The property combines period character with flexible family living, making it an ideal purchase for growing families, professionals or those seeking a home within easy reach of local amenities and transport links.

The ground floor is entered via a welcoming entrance hall, providing access to two impressive reception rooms. The elegant sitting room enjoys excellent natural light and offers a comfortable space for relaxing, while the separate dining room provides the perfect setting for family meals and entertaining. There are doors separating the dining area to the lounge, given the option of open plan dining if preferred. To the rear, the fitted kitchen overlooks the garden and offers ample workspace and storage with direct access outside. There is space for free standing appliances and a breakfast bar to utilise for the morning rush!

The first floor comprises two exceptionally generous double bedrooms, both offering excellent proportions, together with a spacious family bathroom, separate WC. A useful dressing room can be found to the rear of one of the bedrooms, allowing more free-standing furniture/floor space in the main room.

The second floor continues the generous accommodation with two further spacious bedrooms, including an impressive size bedroom extending to over 17ft in length, providing a bright and peaceful retreat, tucked away on the top floor!

Outside, the property benefits from an enclosed rear garden offering excellent potential for outdoor entertaining, family enjoyment or further landscaping. There is a small patio area for outdoor seating and a large laid to lawn space for the kids to run around. Behind the gates you will find three allocated parking spaces, rare for being so close to the Town Centre!

Offering spacious accommodation, period charm and a highly desirable central location, this is a wonderful opportunity to acquire a substantial Victorian family home with flexible living space across three floors.

Ashford Town Centre is located approximately 0.4 miles and benefits from public transport links to many other areas in and around Ashford, as well as being a 38-minute train from London St Pancras. Close by are many local shops and amenities, that are within walking distance to the property. If you are a shopping lover, Ashford Designer Outlet and Ashford Town Centre are within walking distance to the property, where you will find a whole range of shops to fulfil your shopping needs.

All mains' services are connected, but none have been tested by the agent.

- **Spacious 4 bedroom mid-terrace townhouse arranged over three floors**
- **Four generous double bedrooms with one boasting walk in wardrobe**
- **Well-proportioned kitchen with garden access**
- **Dressing room/home office/nursery**
- **Walking distance to Ashford Town Centre and Ashford International Station**
- **Approximately 1,708 sq.ft. (158.6 sq.m.) of accommodation**
- **Two elegant reception rooms with interconnecting double doors**
- **Family bathroom with separate WC**
- **Enclosed rear garden and parking for 3 cars**
- **EPC: D (60) Council Tax Band: B**

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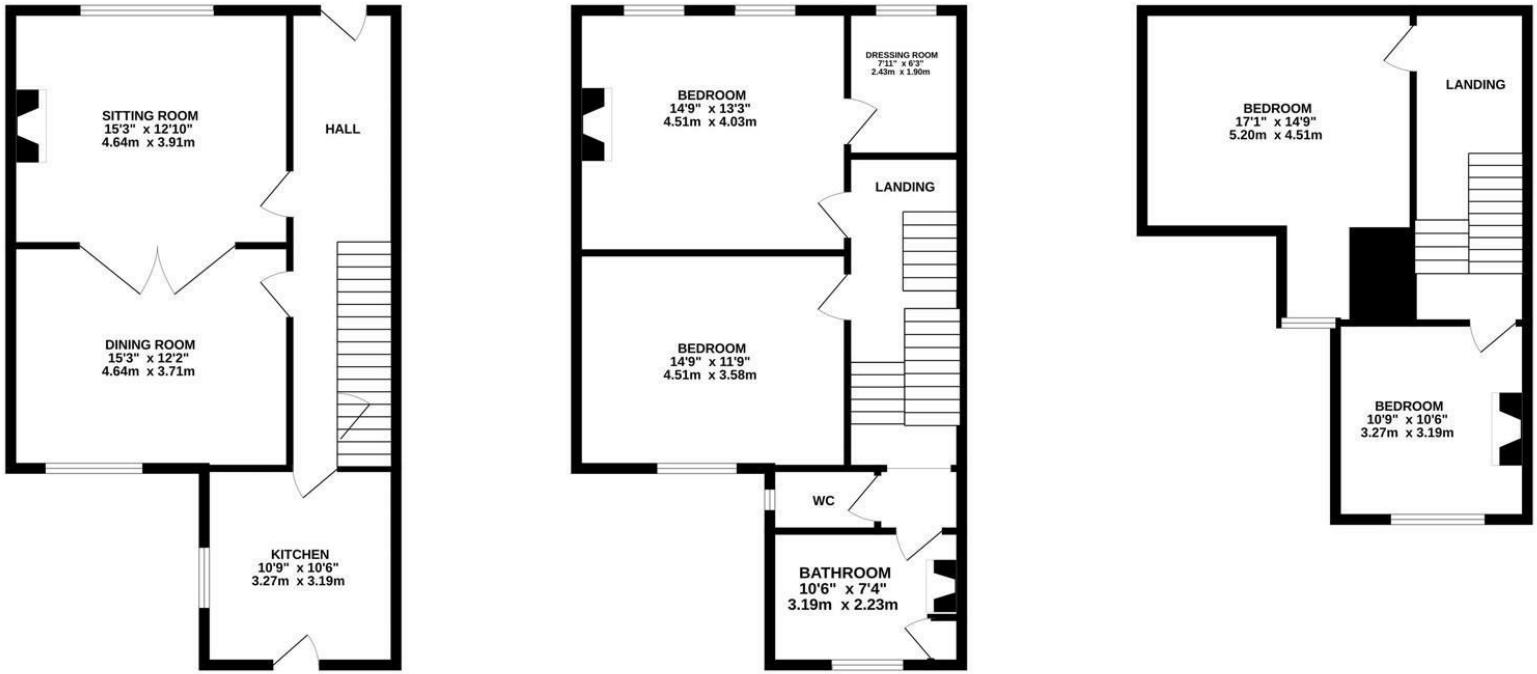

TOTAL FLOOR AREA : 1708 sq.ft. (158.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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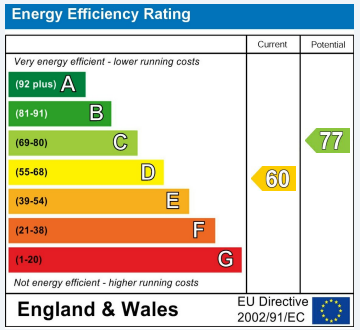
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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